

052.A

0001

0305.0

Map

Block

Lot

1 of 1

Commercial

CARD

ARLINGTON

Total Card / Total Parcel

445,200 / 445,200

445,200 / 445,200

445,200 / 445,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		MILL ST, ARLINGTON

OWNERSHIP

Unit #: 305

Owner 1: COLARUSSO PROPERTIES LLC

Owner 2:

Owner 3:

Street 1: 22 MILL ST SUITE 305

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: COLARUSSO ANTHONY M/TRUSTEE -

Owner 2: ADEM REALTY TRUST -

Street 1: 22 MILL #305

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo-Comm with a Condo Office Building built about 1984, having primarily Brick Exterior and 1119 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
343	Condo-Comm		0		Sq. Ft.	Site		0	0.	0.00	MS																

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
343		0.000	445,200			445,200			
Total Card		0.000	445,200			445,200	Entered Lot Size		
Total Parcel		0.000	445,200			445,200	Total Land:		
Source: Market Adj Cost				Total Value per SQ unit /Card:	397.86	/Parcel: 397.8	Land Unit Type:		

PREVIOUS ASSESSMENT

Parcel ID								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	343	FV	445,200	0	.	.	445,200	445,200 Year End Roll
2019	343	FV	530,100	0	.	.	530,100	530,100 Year End Roll
2018	343	FV	330,800	0	.	.	330,800	330,800 Year End Roll
2017	343	FV	312,700	0	.	.	312,700	312,700 Year End Roll
2016	343	FV	312,700	0	.	.	312,700	312,700 Year End
2015	343	FV	217,600	0	.	.	217,600	217,600 Year End Roll
2014	343	FV	217,600	0	.	.	217,600	217,600 Year End Roll
2013	343	FV	217,600	0	.	.	217,600	217,600

SALES INFORMATION

TAX DISTRICT									PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
COLARUSSO ANTHO	73810-60	2	12/12/2019	Convenience		1	No	No				
FLEET NAT BANK	45029-123		4/21/2005		245,500	No	No					
	15868-285		11/1/1984		366,820	No	No	N				

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2018	Meas/Inspect	PH	Patrick H
2/23/2009	Inspected	197	PATRIOT
5/1/1985		LO	

Sign:

VERIFICATION OF VISIT NOT DATA

**USER DEFINED**

Prior Id # 1:	144301
Prior Id # 2:	
Prior Id # 3:	
Print Date:	
Print Time:	
12/10/20	19:22:47
LAST REV Date:	
LAST REV Time:	
01/16/20	13:05:18
mmcarkin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH								
Type: 63 - Condo Office	Rating:		A Bath: Rating:														
Sty Ht: 4 - 4 Story	Rating:		3/4 Bath: Rating:														
(Liv) Units: 1 Total: 1			A 3QBth Rating:														
Foundation: 1 - Concrete			1/2 Bath: 1 Rating: Average														
Frame: 2 - Steel			A HBth: Rating:														
Prime Wall: 7 - Brick			OthrFix: Rating:														
Sec Wall: %																	
Roof Struct: 4 - Flat			OTHER FEATURES			RESIDENTIAL GRID											
Roof Cover: 11 - Membrane			Kits: Rating:			1st Res Grid Desc: # Units:											
Color: BRICK			A Kits: Rating:			Level FY LR DR D K FR RR BR FB HB L O											
View / Desir:			Frl: Rating:			Other											
GENERAL INFORMATION			WSFlue: Rating:			Upper											
Grade: C+ - Average (+)			CONDOS INFORMATION			Lvl 2											
Year Blt: 1984	Eff Yr Blt:		Location:			Lvl 1											
Alt LUC:	Alt %:		Total Units:			Lower											
Jurisdict:	Fact: .		Floor: 3 - 3rd Floor			Totals RMS: BRs: Baths: HB: 1											
Const Mod:			% Own: 2.460000038														
Lump Sum Adj:			Name: 2 - 3002														
INTERIOR INFORMATION			DEPRECIATION			REMODELING			RES BREAKDOWN								
Avg Ht/FL: STD	Phys Cond: AV - Average	28. %	Exterior:			No Unit	RMS	BRS	FL								
Prim Int Wall: 1 - Drywall	Functional:		Interior:														
Sec Int Wall: %	Economic:		Additions:														
Partition: T - Typical	Special:		Kitchen:														
Prim Floors: 4 - Carpet	Override:		Baths:														
Sec Floors: %	Total: 28 %		Plumbing:														
Bsmnt Flr:			Electric:														
Subfloor:			Heating:														
Bsmnt Gar:			General:														
Electric: 3 - Typical			CALC SUMMARY			COMPARABLE SALES			SUB AREA								
Insulation: 2 - Typical			Basic \$ / SQ: 250.00	Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ						
Int vs Ext: S			Size Adj.: 1.25000000						FFL	First Floor	1,119						
Heat Fuel: 2 - Gas			Const Adj.: 1.51439393								473.250						
Heat Type: 1 - Forced H/Air			Adj \$ / SQ: 473.248								529,565						
# Heat Sys: 1			Other Features: 5783														
% Heated: 100	% AC: 100		Grade Factor: 1.10														
Solar HW: NO	Central Vac: NO		NBHD Inf: 1.04999995														
% Com Wall:	% Sprinkled:		NBHD Mod:														
			LUC Factor: 1.00	WtAv\$/SQ:	AvRate:	Ind.Val:											
			Adj Total: 618327	Juris. Factor:		Before Depr:	546.60										
			Depreciation: 173132	Special Features: 0		Val/Su Net:	397.86										
			Depreciated Total: 445195	Final Total: 445200		Val/Su SzAd:	397.86										
MOBILE HOME			Make:	Model:	Serial #:	Year:	Color:										
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 052.A-0001-0305.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:				Total Special Features:						Total:						

